

HIALEAH PLANNING AND ZONING BOARD AGENDA

FEBRUARY 13, 2013

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call:
2. Approval of Planning and Zoning Board Summary Agenda of January 23, 2013 as submitted.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

SUMMARY MINUTES, OR A COPY OF THE TAPE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE FOLLOWING FINAL DECISION WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, FEBRUARY 26, 2013.

3. **Final Decision** to adjust the rear setback to 15.70 feet (20 feet required) and corner side setback abutting the street to 10 feet (15 feet required), for proposed addition. Property located at 692 East 33 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Neisi Rodriguez

4. **Final Decision** to adjust the rear setback to 9.01 feet (20 feet required) for existing roofed-terrace. Property located at 860 East 36 Street, Hialeah, zoned R-1 (One Family District).
Applicants: Jose M. Rodriguez & Natividad Sagues
5. **Final Decision** to adjust the following existing setbacks: For unit No. 353, rear setback to 7.4 feet (25 feet required), east and west side setbacks to 5 (7.5 feet required for each). Property located at 351-353 East 17 Street, Hialeah, zoned R-2 (One and Two Family Residential District).
Applicant: Farzana Merchant

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS NEXT REGULARLY SCHEDULED MEETING OF TUESDAY, MARCH 12, 2013:

6. **Rezoning** two parcels of land from R-1 (One Family District) to R-2 (One and Two Family Residential District) and allow each duplex on a lot with a 50-foot frontage, total lot area of 6,750 square feet (75-foot width and 7,500 square feet lot area required for each) and consider granting a variance permit to allow a total lot coverage of 50.4% for each (30% maximum allowed) and side setbacks of 5 feet on each lot (7.5 feet required for each). Property located at 115 West 13 Street, Hialeah. (Tabled Item 5, 1-23-13 Agenda).
Applicants: Eco Hialeah, LLC C/O Eugenio Lage
7. **Rezoning** from R-1 (One Family District) to P (Parking District) and consider granting a variance permit to waive a portion of the City of Hialeah Landscape Manual requirements, which include 7-foot landscape area between the off-street parking and the right-of-way, 4 feet provided. Property located at 374 West 35 Street, Hialeah.
Applicant: Tirso P. Martinez, R.A.
8. **Variance** permit to allow the construction of a single family residence on a substandard lot, having a frontage of 50 feet (75 feet required) and total lot area of 6,375 square feet, more or less, (7,500 square feet required). Property located at 7XX West 33 Street, Hialeah, zoned R-1 (One Family District).
Applicants: Lenox Real Estate Developers, LLC, c/o Maria Elena Toledo & Alberto Gonzalez

9. **Variance** permit to allow the construction of a duplex on a substandard lot, having a width of 50 feet (75 feet required), total area of 6,750 square feet (7,500 square feet required); allow a lot coverage of 38.28% (maximum of 30% allowed), west and east side setback of 5 feet (7.5 feet required for each); and allow the 4 parking spaces provided, all backing-out into the street (back-out parking only allowed in low density residential districts). Property located at 41 West 14 Street, Hialeah, zoned R-3 (Multiple Family District).
Applicant: 41 West 14 Street, LLC, Zaida Perez, Managing Member
10. **Variance** permit to allow one LED reader board pylon sign, facing Palm Avenue, on property located outside the LED sign geographic area (only allowed within specific geographic area) and having a distance of less than 300 feet from properties zoned residential (only allowed on properties showing a minimum distance of 300 feet required from residential districts). Property located at 4800 Palm Avenue, Hialeah, zoned C-1 (Restricted Retail Commercial).
Applicant: City of Hialeah, c/o Marbely Fatjo, Acting City Clerk
11. **Variance** permit to allow 52 parking spaces (71 parking spaces required) and waive all of the City of Hialeah Landscaped Manual requirements, which include 7-foot landscaped area between the off-street parking and the right-of-way, one tree for every 45 linear feet of right-of-way perimeter and one tree for every 100 square feet of interior landscaping. Property located at 620 West 27 Street, Hialeah, zoned M-1 (Industrial District).
Applicant: Miguel Rionda

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

12. **Tentative Plat** of “**PARAISO GARDENS LLC**”. Property located on West 80 Street, and West 34 Lane, Hialeah, zoned M-1 (Industrial).
Applicant: Paraiso Gardens LLC c/o Alejandro Vilarello, Esq.
13. Old Business:
14. New Business:
15. Planner’s Report:

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.